

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION NO. 83

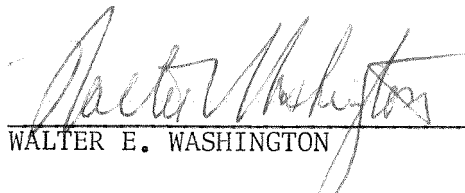
CASE NO. 73-32

January 26, 1974

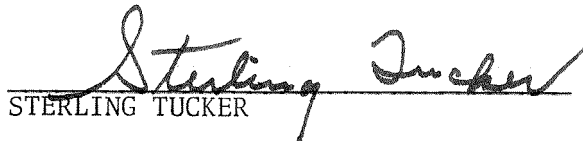
- WHEREAS, It is in the public interest to provide for the continued use and maintenance of large residential buildings within historic sites and districts, and it is in the public interest to maintain and preserve large residential buildings of historical and architectural significance which are not within historic sites and districts; and
- WHEREAS, There are instances where continued use as residences of such large buildings is no longer assured, leading to their delapidation and destruction; and
- WHEREAS, Application of current Zoning Regulations will not accomplish the purposes set out above; and
- WHEREAS, Buildings of such nature have gross floor areas in excess of 10,000 square feet;
- AND WHEREAS, The use of such buildings for nonprofit organizations is an appropriate means of providing for the preservation of such buildings, thereby promoting the public health and general welfare;
- NOW THEREFORE, It is hereby ORDERED that the District of Columbia Zoning Regulations be AMENDED, as follows:

3101,415 The use of existing residential buildings and the land on which they are located by a nonprofit organization for the purposes of such nonprofit organization if (1) such buildings are listed in the District of Columbia's Inventory of Historic Sites contained in the comprehensive statewide historic preservation survey and plan prepared pursuant to Sec. 101(a) of Public Law 89-665 approved October 15, 1966 (16 U.S. 470a-470m), or are located within a district, site, area, or place listed on the District of Columbia's Inventory of Historic Sites; and (2) the gross floor area of the building in question [not including other buildings on the lot] is 10,000 square feet or greater; provided further that:

- A. Such use by a nonprofit organization will not adversely affect the use of neighboring properties;
- B. The amount and arrangement of parking spaces are adequate and so located as to minimize traffic impact on the adjacent neighborhood;
- C. No goods, chattels, wares or merchandise are commercially created, exchanged, or sold therein, except for the sale of publications, materials, or other items related to the purposes of such nonprofit organization.
- D. Any additions to such building or any major modifications to the exterior of the building or to the site shall require the prior approval of the Board. The Board shall refer such proposed additions and/or modifications to the State Historic Preservation Officer, who, acting with the advice of the District of Columbia Professional Review Committee for nominations to the National Register of Historic Places shall provide the Board with a report to determine possible detrimental consequences which the proposed addition and/or modification may have on the architectural or historical significance of the building or site or district in which the building is located.


WALTER E. WASHINGTON


JOHN A. NEVIUS


STERLING TUCKER


GEORGE M. WHITE


RICHARD L. STANTON

ATTEST:


Martin Klauber
Executive Secretary
Zoning Commission